150.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,400 /	787,400
					USE VALUE:	787,400 /	787,400
					ASSESSED:	787,400 /	787,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POCHAPSKY THOMAS C & SUSAN/TR	
Owner 2:	THOMAS C POCHAPSKY TRUST	
Owner 3:	SUSAN S POCHAPSKY TRUST	
Street 1:	16 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	POCHAPSKY THOMAS C & SUSAN -
Owner 2:	-
Street 1:	16 GRAND VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	330,000	1,400	456,000	787,400
Total Card	0.115	330,000	1,400	456,000	787,400
Total Parcel	0.115	330,000	1,400	456,000	787,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.75 | /Parcel: 527.7

Legal Description

User Acct 99681

GIS Ref

GIS Ref

Insp Date 05/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,000	1400	5,000.	456,000	787,400	787,400	Year End Roll	12/18/2019
2019	101	FV	244,000	1600	5,000.	427,500	673,100	673,100	Year End Roll	1/3/2019
2018	101	FV	244,000	1600	5,000.	353,400	599,000	599,000	Year End Roll	12/20/2017
2017	101	FV	244,000	1600	5,000.	324,900	570,500	570,500	Year End Roll	1/3/2017
2016	101	FV	244,000	1600	5,000.	296,400	542,000	542,000	Year End	1/4/2016
2015	101	FV	237,800	1600	5,000.	290,700	530,100	530,100	Year End Roll	12/11/2014
2014	101	FV	237,800	1600	5,000.	270,200	509,600	509,600	Year End Roll	12/16/2013
2013	101	FV	237,800	1600	5,000.	257,100	496,500	496,500		12/13/2012

!11807!

PRINT

Date	Time
12/11/20	01:56:31

LAST REV

Date	Time
05/30/18	08:33:23
ekelly	
11807	

USER DEFINED

Prior Id # 1:	99681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCHAPSKY THOMA	69881-307		9/5/2017	Convenience	1	No	No		
SQUILLACIOTI JO	23469-185		7/27/1993		222,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2016	152	Solar Pa	10,000		2/10/2016			Install 15 solar p
8/8/2005	708	Addition	47,000	C		G7	GR FY07	11.5X17 ADD & 8X15

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	336	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401938
Depreciation:	71947
Depreciated Total:	329991

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

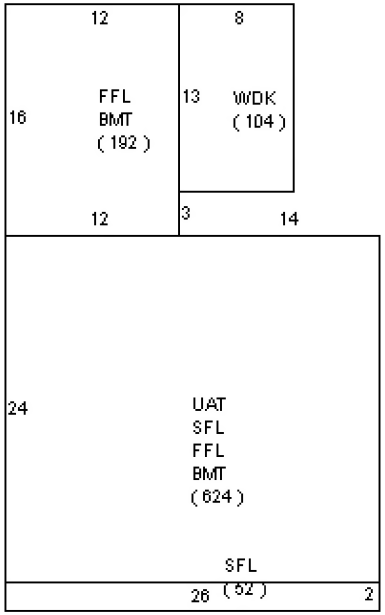
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	128.50
Final Total:	330000	Val/Su SzAd	221.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.580	43,723
FFL	First Floor	816	178.610	145,742
SFL	Second Floor	676	178.610	120,737
UAT	Upper Attic	156	71.440	11,145
WDK	Deck	104	15.300	1,592
	Net Sketched Area:	2,568	Total:	322,939
Size Ad	1492	Gross Are	3036	FinArea 1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	1985	3.92	T	27.2	101			600			600
96	Whirl Pool	D	Y	1	2	A	AV	2000	500.00	T	15.2	101			800			800

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc